

In the Real Estate Market

Leasing Corporation Buys 5th Ave. Corner Property

Site at 52d St., Formerly Occupied by Old Langham Hotel.

APARTMENT TRADE IN DYCKMAN SECTION

Greenville Hall Figures in Exchange for City and Westchester Property.

The Oceanic Investing Company has sold to the Investors' Estates Corporation the eight story building at the northeast corner of Fifth ave. and 52d st., on a plot 50x15 feet. The building has been leased by the buying corporation since it was erected, more than two years ago.

The site was formerly occupied by the old Langham Hotel. At one time it was owned by Morton F. Plant and Edward H. Harriman. W. K. Vanderbilt and W. D. Sloane later bought the property from Robert E. Dowling to prevent the erection of a large building for trade. The increasing business invasion northward on Fifth ave. finally caused them to give up the fight, and the restriction they placed on the site against its use for business was lifted when they sold the property, in 1911. The corner part of the old hotel site was bought back by Mr. Dowling for \$1,100,000, and the remainder of the parcel fronting 60 feet on Fifth ave., was purchased by the Henry Phillips estate. Mr. Dowling then sold the site to the Oceanic Investing Company on condition that he could take back a lease of the twelve story building erected on it.

The lease was made in the name of the Investors' Estates Corporation, formed by him. The building on the Phillips plot was taken by the Leasohold Investors' Company. There were no brokers in the transaction made yesterday.

John Miles has purchased, through E. Nelson Elshart, the six story apartment house known as Greenville Hall, at 500 Broadway, 21st st., in the Dyckman section, on a plot 138x137½, having fourteen families on a floor and eighty-four apartments in all. It is one of the finest apartment houses in this section, having been completed about one year ago by the Hazel Real Estate Company, of which Max Just and George Hensel are officers. Mr. Miles gives in part payment his plot, 100x112 feet, on Northern ave., near 18th st., which he recently purchased from R. B. Dula, formerly vice-president of the American Tobacco Company, and also sixty acres at Elmsford, Westchester County. The law firm of Barrett & Buckbee represented the buyer, and Englehardt the selling company. The property is opposite Isham Park and convenient to the subway.

The West Side Construction Company, Jacob Axelrod, president, sold the three four story dwelling houses at 143 to 147 East 39th st., the site of which by the Jerome Property Corporation sold for Charles Glibett, jr., to a Mrs. Clavin the dwelling house at 620 President st., between Fifth and Sixth aves., on lot 18x6 feet.

The Frank A. Seaver Company sold two family dwelling houses, 1915 and 1947 62d st., to an investor; also the lot, 81x10 feet, on the north side of 1st st., 164.7 feet east of Seventeenth ave., to the South Jersey Land Company, and eight lots on the north side of 6th st., 100 feet west of Twentieth ave.

MAY 1.

Manhattan.

CANAL ST., n. e. 400 ft. s. of 40th; all: Eleanor T. Smith and son to John Murphy, 25 West 18th st.; 5 yrs. from April 20, 1914; \$1,000; attorney, L. S. Goldstein.

LEXINGTON AVE., 62, 4th floor; Henry Brandt to Phillip Knob, 44 Cannon st.; 3 yrs. from Oct. 1, 1914; \$600; attorneys, Faskus, G. H. & Co.

BROADWAY, 52d, north west: estate of Millard F. Smith to Trilly Warner, 25 West 9th st.; 4 yrs. from May 1, 1914; \$500; attorney, L. S. Goldstein.

ORCHARD ST., 2, store: Ross A. Blau; ex: Sarah Goldfarb; 4 yrs. from May 1, 1914; \$16; address, 3 Orchard st.

TRADING IN BROOKLYN

New Owners for Flathouses and Dwelling Properties.

Friday & Lehman sold the six family flathouse at 833 Halsey st. for Emil Weisfelder; also a plot of five lots at the corner of East 37th st. and Canarsie Lane, Flatbush, for Bridget McNamee.

The Melster & Baché Realty Company purchased nine lots at the south side of 70th st., extending through to 71st st., in the Homewood section of Brooklyn, on the line of the new subway extension.

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Manhattan.

AMSTERDAM AVE., 10, n. w. 25th ft. n. of 10th; all: John D. Watson to James C. Hearn, 105 Madison st.; 5 yrs. from April 20, 1914; \$1,000; attorney, J. D. Watson.

ELIZABETH ST., 15, 2nd floor; Charles E. Koenig to Samuel A. Koenig, 111 Madison st.; 3 yrs. from April 20, 1914; \$1,000; attorney, J. D. Watson.

ELIZABETH ST., 15, 2nd floor; Louis A. Koenig to Samuel A. Koenig, 111 Madison st.; 3 yrs. from April 20, 1914; \$1,000; attorney, J. D. Watson.

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